### IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF MASSACHUSETTS

VICTOR L. CORREIA	
Plaintiff,	05-11467 RCL
v.	AMOUNTS 250 CO
AMERIQUEST MORTGAGE COMPANY Defendant.	SUMMONS ISSUED 3 LOCAL RULE 4.1 WAIVER FORM MCF ISSUED
MAGISTRATE JUDGE RBC COMPI	AINT BY DPTY. CLK. M.P.  DATE
INTRODU	JCTION

1. This action seeks redress against Ameriquest Mortgage Company for violations of the Truth in Lending Act, 15 U.S.C. § 1601 et seq. ("TILA") and implementing Federal Reserve Board Regulation Z, 12 C.F.R. part 226 and it's Massachusetts counterparts, Massachusetts Consumer Credit Cost Disclosure Act ("CCCDA"), Mass. G.L. ch. 140D §§1-34, and 209 C.M.R. part 32.

#### **JURISDICTION AND VENUE**

- 2. This Court has subject matter jurisdiction over this action under 15 U.S.C. §1640 (TILA), and 28 U.S.C. §§1331 (general jurisdiction),1332 (diversity jurisdiction) and 1337 (interstate commerce) and 1367 (supplemental jurisdiction). Diversity jurisdiction is applicable as the Plaintiff is resident of Massachusetts and seeks to enforce his previous rescission of the mortgage held by Defendant.
- 3. Venue in this District is proper under 28 U.S.C. § 1391(b) and (c) because Defendant does business in this District. Defendant is therefore deemed to reside in this District under 28

U.S.C. § 1391(c).

#### **PARTIES**

- 4. Plaintiff Victor L. Correia resides at 1012 Warren Ave. Apt. 2, Brockton, MA 02301.
- 5. Defendant Ameriquest Mortgage Company is a National corporation with its principle place of business at 1100 Town and Country Road, Orange, CA 92868.
- 6. New Century Mortgage Corporation enters into more than 5 transactions per year in which credit is extended that is secured by the principal residence of a consumer and is used for purposes other than the initial acquisition or construction of the residence.
- 7. New Century Mortgage Corporation is therefore a creditor as defined in TILA and implementing Federal Reserve Board Regulation Z.
- 8. New Century Mortgage Corporation is what is commonly known as a "subprime" lender, targeting persons who have or who believe they have impaired credit.

#### **FACTS**

- 9. On or about March 12, 2003 Plaintiff obtained a loan from Ameriquest, secured by his residence, for the purpose of debt consolidation. All of the proceeds of the loan were used for personal, family or household purposes.
- 10. In connection with the transaction, Plaintiff Victor L. Correia received or signed the following documents:
  - 1. A note in the principal amount of \$143,000;
  - 2. A mortgage;

- 3. A Truth in Lending statement;
- 4. A notice of right to cancel, attached as Exhibit A; and
- 5. A HUD-1 Settlement Statement.
- 11. Because the transaction was secured by Plaintiff's home, and was not entered into for purposes of the initial acquisition or construction of that home, it was subject to the right to cancel provided by 15 U.S.C. §1635 and 12 C.F.R. §226.23. Section 226.23 provides:

#### (a) Consumer's right to rescind.

- (1) In a credit transaction in which a security interest is or will be retained or acquired in a consumer's principal dwelling, each consumer whose ownership interest is or will be subject to the security interest shall have the right to rescind the transaction, except for transactions described in paragraph (f) of this section.[fn]47
- (2) To exercise the right to rescind, the consumer shall notify the creditor of the rescission by mail, telegram or other means of written communication. Notice is considered given when mailed, when filed for telegraphic transmission or, if sent by other means, when delivered to the creditor's designated place of business.
- (3) The consumer may exercise the right to rescind until midnight of the third business day following consummation, delivery of the notice required by paragraph (b) of this section, or delivery of all material disclosures, [fn]48 whichever occurs last. If the required notice or material disclosures are not delivered, the right to rescind shall expire 3 years after consummation, upon transfer of all of the consumer's interest in the property, or upon sale of the property, whichever occurs first. In the case of certain administrative proceedings, the rescission period shall be extended in accordance with section 125(f) of the Act. [15 U.S.C. §1635(f)]
- (4) When more than one consumer in a transaction has the right to rescind, the exercise of the right by one consumer shall be effective as to all consumers.
- (b) Notice of right to rescind. In a transaction subject to rescission, a creditor shall deliver 2 copies of the notice of the right to rescind to each consumer

entitled to rescind. The notice shall be on a separate document that identifies the transaction and shall clearly and conspicuously disclose the following:

- (1) The retention or acquisition of a security interest in the consumer's principal dwelling.
- (2) The consumer's right to rescind the transaction.
- (3) How to exercise the right to rescind, with a form for that purpose, designating the address of the creditor's place of business.
- (4) The effects of rescission, as described in paragraph (d) of this section.
- (5) The date the rescission period expires. . . .
- (f) Exempt transactions. The right to rescind does not apply to the following:
  - (1) A residential mortgage transaction [defined in 15 U.S.C. §1602(w) as one where a "security interest is created or retained against the consumer's dwelling to finance the acquisition or initial construction of such dwelling"].
  - (2) A credit plan in which a state agency is a creditor.
- 12. The copies of the notice of right to cancel actually delivered to Plaintiff were defective in that they did not specify the date of the transaction and the date of the expiration of the rescission period.
- 13. On or about June 13, 2005 the Plaintiff exercised his extended right to rescind the loan for violations of TILA. A notice of rescission was sent to Ameriquest. A Copy of the notice is attached as Exhibit B.
- 14. In a letter dated June 30, 2005, attached as Exhibit C, Ameriquest denied the Plaintiff's request to rescind the mortgage.

#### **COUNT I - TRUTH IN LENDING ACT**

- 15. Plaintiff incorporates ¶¶ 1-14 as if fully set out herein.
- 16. By failing to indicate the date by which the right to cancel had to be exercised Ameriquest failed to give Plaintiff clear and conspicuous notice of his right to cancel, in violation of 15 U.S.C. §1635 and 12 C.F.R. § 226.23 and the Massachusetts's counterparts.
- 17. 15 U.S.C. § 1635(g) provides that a court may award damages under section 1640 in addition to rescission. Mass .G.L. ch. 140D § 10(g) is identical except for citation.

WHEREFORE, Plaintiff requests that the Court enter judgment in favor of Plaintiff and against Defendant Ameriquest as follows:

- 1. A declaration that Plaintiff is entitled to rescind;
- 2. Rescission of the loan;
- 3. Statutory damages;
- 4. Attorney's fees, litigation expenses and costs.
- 5. Such other relief as the Court deems appropriate.

Respectfully submitted,

Christopher M. Lefevre

Claude Lefebvre, Christopher Lefebvre P.C.

P.O. Box 479

Pawtucket, RI 02862

(401) 728-6060

(401) 728-6534 (FAX)

BBO# 629056

### JURY DEMAND

Plaintiff demands trial by jury.

Christopher M. Lefebyre

# Exhibit A

#### NOTICE OF RIGHT TO CANCEL

LENDER: Ameriquest Mortgage Company

DATE: March 12, 2003 LOAN NO.: 0043384163 - 5782

TYPE: FIXED RATE

BORROWER(S): Victor L Correia

ADDRESS:

1012 Warren Ave CITY/STATE/ZIP: BROCKTON,MA 02301

PROPERTY: 1012 Warren Ave

BROCKTON, MA 02301

You are entering into a transaction that will result in a mortgage/lien/security interest on your home. You have a legal right under federal law to cancel this transaction, without cost, within THREE BUSINESS DAYS from whichever of the following events occurs last:

1. The date of the transaction, which is

ENTER DOCUMENT SIGNING DATE

: ог

- The date you received your Truth in Lending disclosures; or
- The date you received this notice of your right to cancel.

If you cancel the transaction, the mortgage/lien/security interest is also cancelled. Within 20 CALENDAR DAYS after we receive your notice, we must take the steps necessary to reflect the fact that the mortgage/lien/security interest on your home has been cancelled, and we must return to you any money or property you have given to us or anyone else in connection with this transaction.

You may keep any money or property we have given you until we have done the things mentioned above, but you must then offer to return the money or property. If it is impractical or unfair for you to return the property you must offer its reasonable value. You may offer to return the property at your home or at the location of the property. Money must be returned to the address below. If we do not take possession of the money or property within 20 CALENDAR DAYS of your offer, you may keep it without further obligation.

#### HOW TO CANCEL

If you decide to cancel this transaction, you may do so by notifying us in writing, at:

Ameriquest Mortgage Company 1100 Town and Country Road, Suite 200 Orange, CA 92868

ATTN: FUNDING PHONE: (714)541-9960 (714)245-0857 FAX:

You may use any written statement that is signed and dated by you and states your intention to cancel, or you may use this notice by dating and signing below. Keep one copy of this notice because it contains important information about your rights.

If you cancel by mail or telegram, you must send the notice no later than MIDNIGHT of

ENTER	UINAL	DATE	TO CA	NCEL.	

(or MIDNIGHT of the THIRD BUSINESS DAY following the latest of the three events listed above). If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than that time. I WISH TO CANCEL

SIGNATURE

DATE

The undersigned each acknowledge receipt of two copies of this NOTICE OF RIGHT TO CANCEL and one copy of the Federal Truth in Lending Disclosure Statement, all given by lender in compliance with Truth in Lending Simplification and Reform Act of 1980 (Public Law 96-221).

Each borrower in this transaction has the right to cancel. The exercise of this right by one borrower shall be effective to all borrowers.

BORROWER/OWNER Victor L Correia

BORROWER/OWNER Date

Date

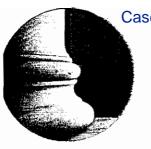
BORROWER/OWNER

Date

BORROWER/OWNER

Date

# Exhibit B



WWW.RICONSUMERLAW.COM

CLAUDE F. LEFEBVRE CHRISTOPHER M. LEFEBVRE, P.C.

ATTORNEYS & COUNSELOKS AT LAW

June 13, 2005

#### CERTIFIED MAIL-RETURN RECEIPT REQUESTED

Ameriquest Mortgage Company 1100 Town and Country Road Suite 200 Orange, CA 92868

Re: Notice of Rescission by Victor L. Correia, 1012 Warren Ave., Brockton, MA

02301 Loan Number: 0043384163, Closing Date 03-12-2003.

To Whom It May Concern:

I represent Victor L. Correia concerning the mortgage loan transaction he entered into with Ameriquest Mortgage Corporation on March 12, 2003. Please be advised that I have been authorized by my client to rescind that transaction and hereby exercise that right pursuant to the Federal Truth In Lending Act, 15 U.S.C. Section 1635 and Regulation Z, Section 226.23 and the Massachusetts counterparts.

The primary basis for the rescission is that Mr. Correia was given incomplete and therefore inaccurate notices of his right to cancel the above consumer credit contract, in violation of 15 U.S.C. Section 1635(a) and Regulation Z, Sections 226.17 and 226.23.

The security interest held by Ameriquest Mortgage Corporation on the Correia's property located at 1012 Warren Ave., Brockton, MA is void as of this rescission. Pursuant to Regulation Z, you have twenty days after receipt of this Notice of Rescission to return to my client all monies paid and to take action necessary and appropriate to terminate the security interest.

Very truly yours, Victor L. Correia,

By his Attorney,

Christopher M. Lefebvre

cc: Victor L. Correia

## Exhibit C



Via Facsimile to (401) 728-6534 and Certified Mail
June 30, 2005

Christopher M. Lefebvre Family and Consumer Law Two Dexter Street Pawtucket, RI 02862

> RE: Victor L. Correia, 1012 Warren Avenue, Brockton, MA 02301; Ameriquest Mortgage Company Loan No. 0043384163

Dear Mr. Lefebvre,

This letter responds to your correspondence dated June 16, 2005, received in our offices on June 16, 2005, wherein your client attempts to rescind the above-referenced loan transaction. Your client is asserting this right by making vague allegations that he allegedly "was given incomplete and therefore inaccurate notices of his right to cancel the . . . consumer contract . . . in violation of 15 U.S.C. Section 1635(a) and Regulation Z, Sections 226.17 and 226.23."

In transactions subject to rescission, Regulation Z sets forth notice of right to rescind document requirements under §226.23(b)(1)(i)-(v), which include, "[T]he consumer's right to rescind... [H]ow to exercise the right to rescind, [and] [T]he date the rescission period expires." 15 U.S.C. §1635(a) sets forth the right the obligor has to rescind a transaction subject to the statute as, "until midnight of the third business day following the consummation of the transaction or the delivery of the information and rescission forms... whichever is later...."

Contrary to your client's assertion, the federally approved *Notice of Right to Cancel* ("Notice") was signed by Victor L. Correia when he executed his loan documents on March 12, 2003. Mr. Correia acknowledged receipt of two copies of the completed notice, which includes the transaction date and last date to cancel information.

In light of the above, we must respectfully refuse Mr. Correia's assertion of rescission at this late date.

Yours truly,

Carol Melber

Litigation Support Manager

Copy: Del Dillingham, Esquire (w/o attachments) fl/

### UNITED STATES DISTRICT COURT DISTRICT OF MASSACHUSETTS

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	of case (nan	me of first party on each side only) Victor L. Correia v. Ameriquest Mortgage Company
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		the case belongs based upon the numbered nature of suit code listed on the civil cover sheet. (See local
rule 4	0.1(a)(1)).	
	l.	160, 410, 470, 535, R.23, REGARDLESS OF NATURE OF SUIT.
	II.	195, 196, 368, 400, 440, 441-446, 540, 550, 555, 625, 710, 720, 730, 740, 790, 791, 820*, 830*, 840*, 850, 890, 892-894, 895, 950.  *Also complete AO 120 or AO 121 for patent, trademark or copyright case
$\checkmark$	191.	110, 120, 130, 140, 151, 190, 210, 230, 240, 245, 290, 310, 315, 320, 330, 340, 345, 350, 355, 360, 362, 365, 370, 371, 380, 385, 450, 891.
	IV.	220, 422, 423, 430, 460, 480, 490, 510, 530, 610, 620, 630, 6560, 11467
	V.	150, 152, 153.
		r, if any, of related cases. (See local rule 40.1(g)). If more than one prior related case has been filed in this dicate the title and number of the first filed case in this court.
Has a	prior action	in between the same parties and based on the same claim ever been filed in this court?
		YES NO J
Does (		aint in this case question the constitutionality of an act of congress affecting the public interest? (See 28 US
32403	,	YES NO 🗸
lf so, i	is the U.S.A	A. or an officer, agent or employee of the U.S. a party?
		YES NO 🗸
Is this	case requi	ired to be heard and determined by a district court of three judges pursuant to title 28 USC §2284?
		YES NO
		123
		**************************************
		ies in this action, excluding governmental agencies of the united states and the Commonwealth of "governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))
		"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO
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	achusetts (	"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO  If yes, in which division do all of the non-governmental parties reside?
	achusetts ('	"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO  If yes, in which division do all of the non-governmental parties reside?  Eastern Division  Central Division  Western Division  If no, in which division do the majority of the plaintiffs or the only parties, excluding governmental agencie
Massa If filing	A.  B. g a Notice o	"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO  If yes, in which division do all of the non-governmental parties reside?  Eastern Division Central Division Western Division  If no, in which division do the majority of the plaintiffs or the only parties, excluding governmental agencie residing in Massachusetts reside?
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Massa If filing submi	A.  B. g a Notice of the separate	"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO  NO  If yes, in which division do all of the non-governmental parties reside?  Eastern Division  If no, in which division do the majority of the plaintiffs or the only parties, excluding governmental agencie residing in Massachusetts reside?  Eastern Division  Central Division  Western Division  of Removal - are there any motions pending in the state court requiring the attention of this Court? (If yes, see sheet identifying the motions)
Massa If filing submi	A.  B.  g a Notice of a separate	"governmental agencies"), residing in Massachusetts reside in the same division? - (See Local Rule 40.1(d))  YES NO  If yes, in which division do all of the non-governmental parties reside?  Eastern Division Central Division Western Division  If no, in which division do the majority of the plaintiffs or the only parties, excluding governmental agencie residing in Massachusetts reside?  Eastern Division Central Division Western Division  of Removal - are there any motions pending in the state court requiring the attention of this Court? (If yes, e sheet identifying the motions)
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SS 44 (Rev. 3/99)

#### CIVIL COVER SHEET

The JS-44 civil cover sheet and the information contained herein neither replace nor supplement the filing and service of pleadings or other papers as required by law, except as provided by local rules of court. This form, approved by the Judicial Conference of the United States in September 1974, is required for the use of the Clerk of Court for the purpose of initiating the civil docket sheet. (SEE INSTRUCTIONS ON THE REVERSE OF THE PORM.)

I. (a) PLAINTIFFS				DEFENDAN		
Victor L. Correia				Ameriquest Mortgage Company : 1		
(b) County of R esidence of First Listed Plaintiff (EXCEPT IN U.S. PLAINTIFF CASES)				County of Residence of First Listed Defendant  (IN U.S. PLAINTIFF CASES ONLY)  NOTE: IN LAND CON DEMN ATION CASES, USE THE LOCATION OF THE LAND INVOLVED.		
(c) Attorney's (Firm Name	e, Address, and Telephone N	Number)		Attorneys (If Kno		
Christopher M. RI 02862 (401	Lefebvre PC, Two I ) 728-6060	Dexter St. , Pawtu	ucket, ((	5	11467	7 RCL
II. BASIS OF JURISI	DICTION (Place an "X"	in O ne B ox On ly)		ZENSHIP OF P	RINCIPAL PARTIES	(Place an "X" in One B ox for Plaintiff and One Box for Defendant)
☐ 1 U.S. Government Plain tiff	Plain tiff (U.S. Government Not a Party)			of This State		PTF DEF Principal Place
☐ 2 U.S. Government Defendant				of Another State	of Business In	d Principal Place 5 5 5 Another State
IV. NATURE OF SUI	T (Place an "X" in	One Boy Only)		or Subject of a ☐ ign Country	3 🖸 3 Foreign Nation	□ 6 □ 6
CONTRACT		RTS	FORF	EITURE/PENALTY	BANKRUPTCY	OTHER STATUTES
110 Insurance   120 Marine   130 M iller Act   140 Negotiable Instrument   150 Recovery of Overpayment & Enforcement of Judgment   151 M edicare Act   152 Recovery of Defailted Student Loans (Excl. Veterans)   153 Recovery of Overpayment of Veteran's Benefits   160 Stockholders' Suits   190 Other Contract   195 Contract Product Liability   REAL PROPERTY   210 Land Condemnation   220 Foreclosure   230 Rent Lease & Ejectment   240 Torts to Land   245 Tort Product Liability   290 All Other Real Property	PERSONAL ENJURY  310 Airplane Product Liability  320 Assault, Libel & Slander  330 Federal Employers' Liability  340 Marine  345 Marine Product Liability  350 Motor Vehicle Product Liability  360 Other Personal Injury  CIVIL RIGHTS  441 Voting  442 Employment 443 Housin g' Accommodations  444 Welfare  440 Other Civil Rights	PERSONAL INJUR  362 Person al Injury— Med. Malpractice 365 Person al Injury— Product Liability 368 Asbestos Personal Injury Product Liability PERSO NAL PR OPER 370 Other Fraud 371 Truth in Lending 380 Other Personal Property Dam age 700 Truth in Lending 185 Property Dam age 185 Pro	TY = 690  710  720  740  790	O Agriculture O Other Food & Drug O Other Food & Drug O Drug Related Seiz ure of Property 21 USC 881 D Liquer Laws O Airline Regs. Occupation al Safety/Health O Other  LABOR O Fair Labor Standards Act O Labor/Mgmt. Relations O Labor/Mgmt. Relations O Labor/Mgmt. Relations O Labor/Mgmt. Act O Company Company O Discussion of the Company O Discussion of the Company O Other Labor Litigation Empl. Ret. Inc. Security Act	□ 422 Appeal 28 USC 158  □ 423 With drawal 28 USC 157  PROPERTY RIGHTS  □ 820 Copyrights □ 840 Trademark  SOCIAL SECURITY □ 861 HI A (139 5ff) □ 862 Black Lung (923) □ 863 DIWC/DIW W (405(g)) □ 864 SSID Title XVI □ 865 RSI (405(g))  FEDERAL TAX SUITS □ 870 Taxes (U.S. Plain tiff or Defendant) □ 871 IRS—Third Party 26 USC 7609	400 State Reapportionment   410 Antitrust   430 Banks and Banking   450 Commerce/IC C Rates/e tc.   460 Deportation   470 Racketeer Influenced and Corrupt Organizations   810 Sele etive Service   850 Securities/Commodities/Exchange   875 C ustom er Challenge   12 USC 3410   891 Agricultural Acts   892 Econo mic Stabilization Act   893 Environmental Matters   894 Energy Allocation Act   895 Freedom of Information A ct   900 Appeal of Fee Determination Under Equial Access to Justice   950 Constitutionality of State Statutes   890 Other Statutory Actions
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VII. REQUESTED IN COMPLAINT: VIII. RELATED CAS	CHECK IF THIS	S IS A CLASS ACTIO 2. 23		IAND \$	CHECK YES only JURY DEMAND	if demanded in complaint: : BYes No
TF ANY  DATE 7-8-0  FOR OFFICE USE ONLY  RECEIPT #AI	S MOUNT	SIGNATURE OF AT	TORNEY ON	JUDGE	DOCKET NUMBER	DGE